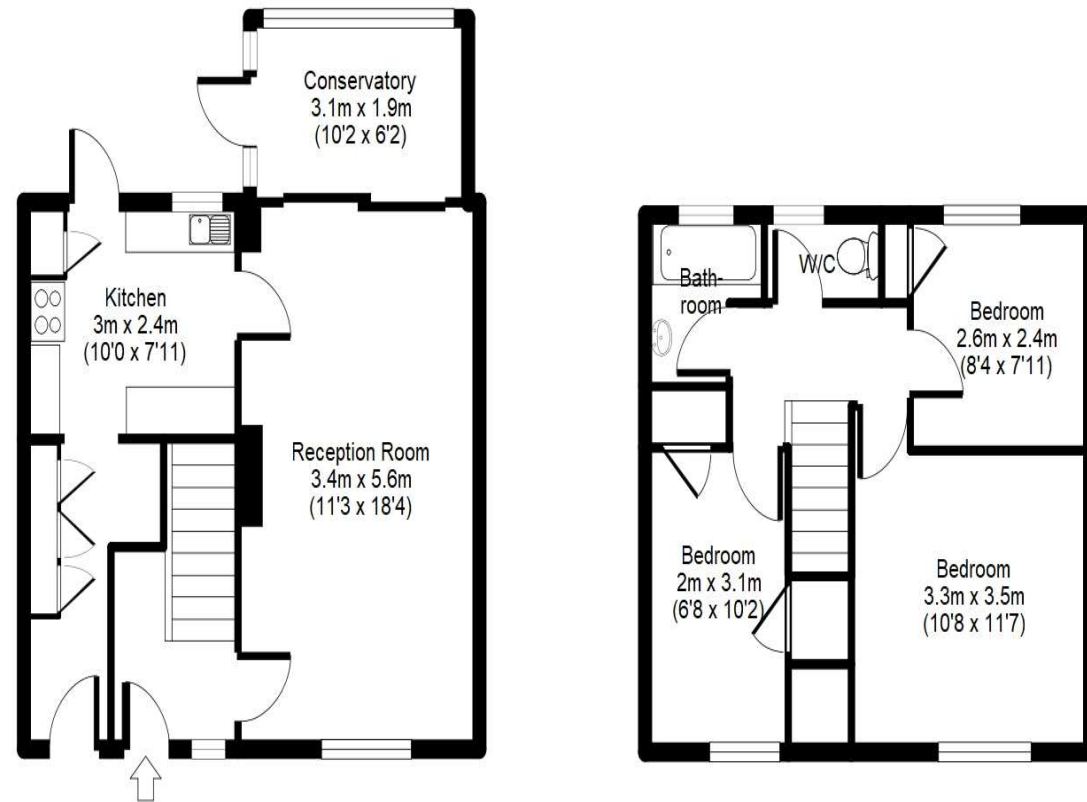


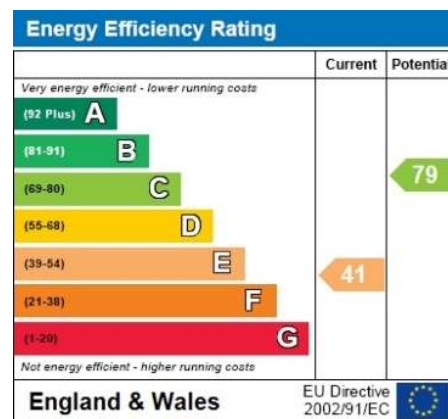
Grove Lea, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 830 sq. ft / 77 sq. m



Ground Floor

First Floor



For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

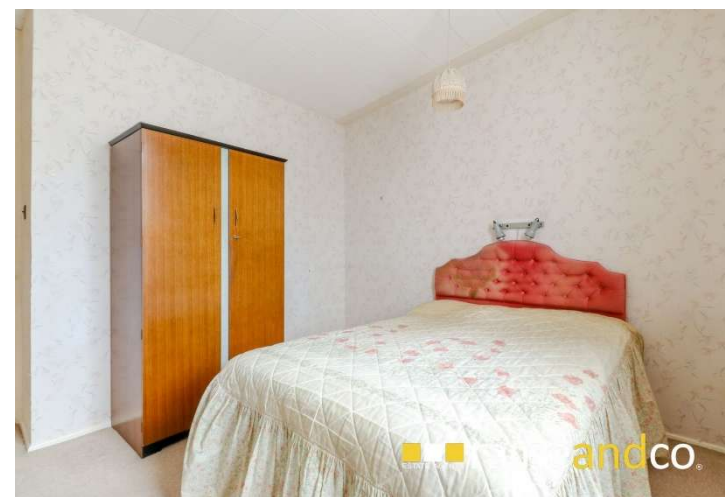
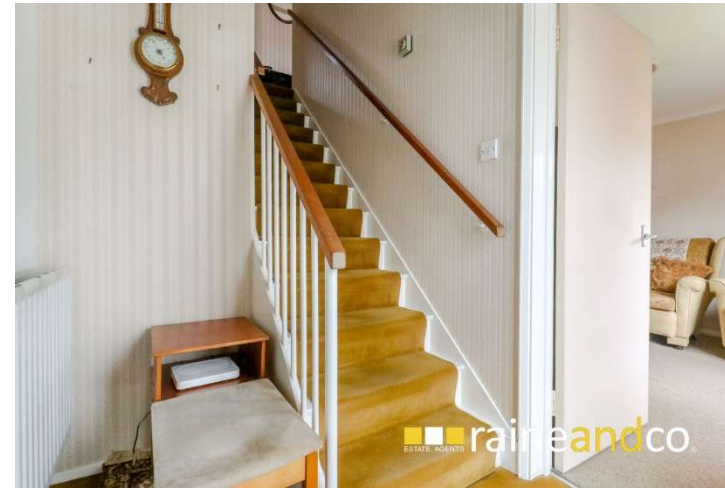
**Grove Lea, Hatfield Freehold
Price £310,000**



CHAIN FREE. THREE BEDROOM mid terraced house is in need of some refurbishment and is situated close to local shops (currently undergoing regeneration) and the Bishops Rise entrance to The University of Hertfordshire

- Chain Free
- Three Bedrooms
- Requires Modernisation
- Separate WC / Bathroom
- Southerly Rear Garden
- Gas Central Heating to Radiators
- UPVC Double Glazed





Entrance Hall

Via a wooden door. Carpeted flooring and stairs to first floor. Radiator. Door off to Lounge:

Lounge

Carpeted flooring. Gas fire (back boiler) with brick effect fascia surround and tiled hearth. Radiators. Double glazed window to front. Coving. Double glazed patio door opening onto conservatory. Door leading to:

Kitchen / Utility Area

Tiled flooring. Comprising a range of fitted wall and base units with work surfaces over and single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Free standing gas 4 ring gas hob and oven and concealed extractor filter hood. Plumbing for washing machine. Radiator. Built in storage cupboards. Rear aspect double glazed window and door over opening onto the rear garden. Utility area has storage and meter cupboards and wooden obscure glazed door to front.

First Floor Landing

Doors to:

Bedroom One

Carpeted flooring. Built in single cupboard. Radiator. Double glazed window to front.

Bedroom Two

Carpeted flooring. Built in over stairs storage cupboard. Radiator. Storage cupboard. Double glazed window to front.

Bedroom Three

Carpeted flooring. Built in single cupboard. Radiator. Double glazed window to rear.

Bathroom

Vinyl flooring. Tiled walls with panelled bath with electric `Titon` shower, pedestal wash hand basin. Radiator. Extractor fan. Double glazed frosted window to rear.

Separate WC

Vinyl flooring. Low level W.C. Double glazed frosted window to rear

Conservatory

Solid wooden Mosaic style flooring, single glazed windows and door opening onto the garden.

Front Garden

Low maintenance garden with laid lawn and block paving for off street parking.

Rear Garden

A good sized garden with a hard standing area with shrub boards with laid lawn area and two timber storage sheds. Potential to extend to rear subject to Planning.

Further Details

The property is Freehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.